

COMMUNITY FACILITIES

Schools

Existing Conditions

Public education is provided by the San Diego Unified School District. Currently five elementary schools, one junior high school and one senior high school are located within the Peninsula community boundary (see **Figure 17**). The Ocean Beach Elementary School which is outside the Peninsula community boundary to the west also serves some students within Peninsula.

Enrollment in Peninsula schools decreased steadily during the 1960s and 1970s reflecting a decline in family size and changing demographics in the community. As a result of the decline, Dana Junior High School closed recently. All Dana students were transferred to Correia Junior High and Point Loma High School.

During the past few years enrollment has stabilized. Magnet schools and other special programs have drawn a large number of students from other parts of the City. In 1985, approximately 50 percent of public school students attending Peninsula schools were living in other San Diego communities.

At present there are no immediate plans to close any additional schools. The possibility remains however, that one or two of the elementary schools may eventually be closed.

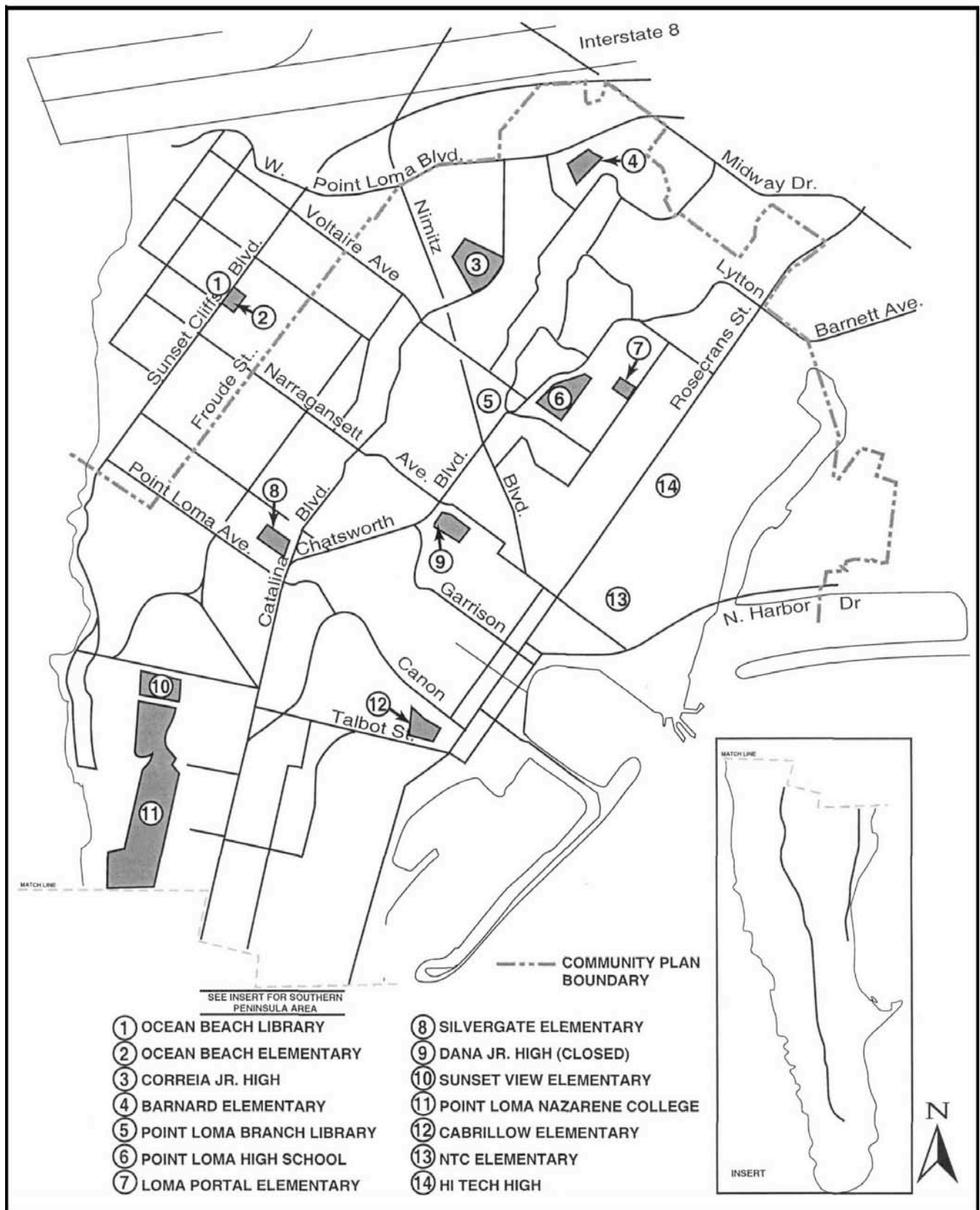
Objectives

- Provide a high standard of elementary and secondary education within the community.
- Encourage community use of public school sites for more lectures and recreational activities.
- Encourage community participation in any future decisions concerning use of public school sites which are abandoned for educational use.

Recommendations

- All public school sites in Peninsula should be designated for institutional use. The Institutional Overlay Zone should be applied to each of these sites including the Dana School site which is no longer being used for educational purposes.
- In instances where long range demographic studies show conclusively that there will be no present or future demand for a public school, that school site should be studied for park and recreation use. A portion of any site abandoned for school use should be preserved for park and recreation use. Portions of an abandoned school site not suitable for park and recreation use should be considered for residential use at densities not to exceed those in the surrounding residential area.

- Public schools in single-family residential neighborhoods should be rezoned to the density of the area surrounding the site. Public schools in multifamily neighborhoods should retain R-3,000 zoning.
- Public school facilities (including recreational fields, auditoriums and meeting rooms at existing schools) should be designated for joint use by the school population and the community at large. Community use should be limited to weekends and after school hours with student activities assigned priority over general community use at all times.
- The abandonment of Dana Junior High School for educational use by the San Diego Unified School District provides the Peninsula community with a unique opportunity to obtain a centrally located site for public use. Prior to consideration of any private development on the site, the City should conduct a comprehensive study to determine the feasibility of using the property for a range of public uses. Public uses for which the site may be appropriate should be defined and the City should explore means of obtaining all or a portion of the site for public use. The Park and Recreation department should conduct a comprehensive analysis to determine which portion of the property would be most suitable for a park and/or as a location for a recreation center building. Specific park and recreation uses for which the Dana site is suitable should be defined. The City Manager's office should determine whether a portion of the site would be an appropriate location for a library and/or community center.
- The Dana Junior High School site, which has been declared surplus by the San Diego Unified School District, should be designated as a special study area and should be rezoned from R-3,000 to R1-10,000. This rezoning would ensure that if development occurs on all or a portion of the Dana site, the density would be compatible with that in the surrounding neighborhoods, which are zoned primarily R1-5,000 and R1-10,000. Any development which occurs on the Dana site should conform to the following guidelines to ensure sensitivity to and compatibility with the surrounding residential area.
 1. A PRD permit is required for any development on this site.
 2. Park areas should be deeded to the City.
 3. A one-acre open space canyon should be dedicated as permanent open space.
 4. Density of development should not exceed that permitted by the R1-10,000 zone.
 5. Height of buildings must be limited to the 30-foot statutory height limit.
 6. Macaulay Street should be closed between Mendota Street and Chatsworth Boulevard to create a usable pocket park north of Narragansett Street.
 7. The vehicular and pedestrian circulation system should be well integrated with the circulation system in the surrounding area. Capistrano Street and Mendota Street should be extended south and should connect on the Dana site, forming a loop road which has the character of a public street with sidewalks and parallel parking.



Schools and Libraries

Peninsula Community Plan

CITY OF SAN DIEGO PLANNING DEPARTMENT

FIGURE 20

8. Existing access from Chatsworth Boulevard should be preserved to provide a link to the canyon open space area and to tie in with the internal circulation system.
9. The bulk and scale of dwellings should be compatible with the existing development pattern in the surrounding residential area.
10. A mix of low-scale, simply-expressed architecture should be used to enhance compatibility with surrounding development.
11. Buildings should be varied throughout the site. Repetitious rows of a similarly sized or styled buildings should be avoided.
12. The building massing should be stepped gradually up the slope on the southern portion of the site.
13. The site plan should protect existing views from public streets. View corridors from Macaulay and Chatsworth Streets toward the bay should be preserved.
14. Walls, gates or other barriers which would isolate the site from the surrounding community should be prohibited.

Libraries

Existing Conditions

Two branch libraries serve Peninsula. These are the Point Loma branch at 2130 Poinsettia Drive in the Voltaire commercial district and the Ocean Beach branch which is outside the community plan boundary to the west (see **Figure 20**). The 4,894-square-foot Point Loma branch contains 33,200 volumes and the 4,579-square-foot Ocean Beach branch contains 31,100 volumes. Both structures are badly overcrowded and outdated.

The Library Department has recently purchased a vacant lot adjacent to the Point Loma branch with the intention of doubling the size of the library and adding additional parking space.

Objectives

- Upgrade and enlarge library facilities to meet current General Plan and Library Master Plan standards for library service.
- Encourage community participation in any future decisions concerning expansion or relocation of library facilities.

Recommendations

- The Point Loma Branch Library should be doubled in size to meet minimum General Plan and Library Master Plan standards. The vacant lot recently purchased by the City adjacent to the existing library should be utilized for expansion and to provide more parking for the library.

- The overcrowded Ocean Beach branch should also be doubled in size to meet contemporary standards. The feasibility of adding a second floor to this facility or building a modern facility on the existing site should be explored.
- The Institutional Overlay Zone should be applied to the Point Loma branch library.
- If feasibility studies indicate that on-site expansion or rebuilding the Ocean Beach branch library to modern standards is not practical, another library site to serve residents of western Peninsula and Ocean Beach should be sought to replace the existing Ocean Beach facility.

Fire Protection

Existing Conditions

Four fire stations currently provide protection to the Peninsula community. Two of these are located within the community plan area boundary. These are station No. 22 at 1055 Catalina and a federal facility station at 271 Catalina Boulevard in the Naval Ocean Systems Center. Station No. 20 at 3305 Kemper in the Midway community serves the northeast portion of Peninsula and station no. 15 at 4711 Voltaire in Ocean Beach serves the western Peninsula. These facilities are considered satisfactory to serve Peninsula's need for fire protection.

Objectives

- Maintain and improve the existing high level of fire service.
- Encourage community participation in any future decisions concerning expansion or relocation of fire stations.

Recommendations

- Existing fire stations should be periodically maintained.
- Facilities and equipment should be modernized and/or replaced as fire fighting technology improves.
- The Institutional Overlay Zone should be applied to Fire Station No. 22.

Police

Existing Conditions

Four police beats cover the Peninsula community. In addition, a public relations office is maintained in Ocean Beach. The Peninsula community ranks below citywide averages for most categories of crime. However, the Roseville and Loma Portal areas adjacent to the Naval Training Center have a much higher incidence of certain types of violent crime than the remainder of Peninsula or the City as a whole. Peninsula residents have been extremely active in neighborhood crime prevention efforts with over 100 groups participating in Community Alert programs.

Objectives

- Reduce the level of crime in the Rosecrans corridor and other high crime pockets.
- Provide a level of police service adequate to ensure safety of Peninsula residents, business operators and visitors.
- Maintain the community relations office which serves Ocean Beach and Peninsula.

Recommendations

- Police surveillance and enforcement should be stepped up in the Rosecrans corridor where an unusually high number of violent incidents has been reported in recent years.
- The community relations office in Ocean Beach should continue to operate with a full time staff.
- Continued active participation of residents in Neighborhood Watch (Community Alert) programs should be encouraged. The programs should be expanded to cover any blocks where they do not presently exist.

Public Works

Existing Conditions

The water mains, sewer lines and storm drainage system in Peninsula are considered adequate to handle the existing demands of the community. Major trunk sewer lines are currently in the process of being replaced and upgraded.

The Point Loma Sewerage Treatment Plant in the southern portion of the community treats all City sewage. Several major improvement projects at this regional facility are underway or scheduled for the next few years. Two San Diego Gas and Electric Company Substations

provide Peninsula with electricity from 69,000 volt transmission lines. Gas and electric service is considered adequate in Peninsula. An ongoing citywide program of undergrounding utilities is gradually reducing the visual blight associated with above-ground distribution facilities in Peninsula.

Objectives

To maintain public works facilities which provide a high level of service to the existing and future population of the Peninsula community.

Recommendations

- The process of replacing and upgrading trunk sewer lines should be completed as quickly as possible.
- The public works infrastructure should be continuously monitored to assure that a high level of service is maintained.
- The process of undergrounding existing utility lines should be encouraged.